

**TOWN PLAN AND ZONING  
COMMISSION**

Issued: May 1, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, APRIL 2, 2018  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice-Chair: Kevin Prestage; Commissioners: John O'Donnell, Michelle Maresca; Alternates: Gordon Binkhorst, Liz Gillette, Andrea Gomes; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:** None

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, March 5, 2018  
*Motion/O'Donnell; Second/Gomes; Vote 5-0 (Ahern, O'Donnell, Gillette, Binkhorst, Gomes)*

**COMMUNICATIONS:**

2.

**NEW BUSINESS:**

3. **64 LaSalle Road (Harvest Wine Bar)-** Application (SUP#1322) of Vicente Siguenza, Harvest Wine Bar, on behalf of LaSalle Road Partners, LLC (R.O.) requesting approval of a Special Use Permit approval for a twenty (20) seat outdoor dining area at Harvest Wine Bar. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
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*An equal Opportunity/Affirmative Action Employer*

The TPZ acted by **unanimous vote (5 -0)** (Motion/Prestage; Second/Binkhorst) (Binkhorst seated for Vacancy) to schedule this matter for public hearing on **Monday, May 7, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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4. **572 Fern Street-** Application (IWW #1075) of Town of West Hartford (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018. Suggest required public hearing scheduled for May 7, 2018.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Prestage, Second/Maresca (Gillette seated for Vacancy) to to schedule this matter for a public hearing on **May 7, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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5. **572 Fern Street-** Application (IWW #1076) of Town of West Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes construction of a new sidewalk and extension of a Town fiber optic cable from Fern Street to the American School for the Deaf campus. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Gillette (Gillette seated for Vacancy) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **May 7, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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6. **8 Dodge Drive-** Application (IWW #1078) of Edward and Judy Lewis (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install a 10' x 14' shed. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Prestage, Second/Maresca) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

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7. **54 Old Oak Road-** Application (IWW#1079) of Klaudia Rodrigues (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to deposit approximately 676 c.y. of fill and regrade a portion of the rear yard within an upland review area. The area of disturbance is approximately 95 feet from the regulated area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Binkhorst) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **May 7, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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8. **956 New Britain Avenue-** Application (IWW #1080) of Essam Tinawi on behalf of West Hartford Sunoco, LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the construction of an approximately 1,300 s.f. addition to the existing store. The new construction will be located on what is currently an existing parking area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Maresca) (Gillette seated for Vacancy) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **May 7, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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9. **14-16 Oakwood Avenue (Park and Oak Restaurant)-** Application (SUP #1323) of DR Restaurant Ventures, LLC on behalf of Denon, LLC requesting approval of a Special Use Permit approval for a twelve (12) seat outdoor dining area at the Park and Oak Restaurant. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)

The TPZ acted by **unanimous vote (5 -0)** (Motion/Binkhorst; Second/O'Donnell) (Binkhorst seated for Vacancy) to schedule this matter for public hearing on **Monday, May 7, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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10. **1502 New Britain Avenue (P.F. Chang's China Bistro)-** Application (SUP #1095-R1-18) of Shremshock Architects (Joe Adam) on behalf of Westfarms Mall, LLC (R.O.) and P.F. Chang's

China Bistro, Inc. (lessee) requesting an amendment to Special Use Permit #1095, originally approved on November 7, 2007. The applicant is requesting changes to the umbrellas, area lighting and area heating. No changes in seat count are proposed. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)

The TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Gillette*) (*Gillette seated for Vacancy*) to schedule this matter for public hearing on **Monday, May 7, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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11. **56 Hunter Drive-** Application (IWW #1081) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018. Suggest required public hearing be scheduled for June 4, 2018.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (*Motion/Maresca, Second/O'Donnell*) (*Gomes seated for Vacancy*) to set this matter for public hearing on **June 4, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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12. **56 Hunter Drive-** Application (IWW #1082) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to raze the existing residence, construct a new single-family dwelling and perform associated site improvements, including an in-ground pool all within a Special Flood Hazard Area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (*Motion/Maresca, Second/O'Donnell*) (*Gomes seated for Vacancy*) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **June 4, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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13. **1678 Asylum Avenue (University of Saint Joseph)-** Application (IWW #1083) of the University of Saint Joseph requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install temporary office space and associated utilities within an upland review area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Binkhorst) (Maresca recused herself) (Binkhorst seated for Vacancy) (Gillette seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **May 7, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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14. **1678 Asylum Avenue (University of Saint Joseph)**- Application (SUP # 1324) of the University of Saint Joseph requesting approval of a Special Use Permit to install temporary office space on the north side of the existing O'Connell Athletic Center. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)

The TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Binkhorst) (Maresca recused herself) (Binkhorst seated for Vacancy) (Gillette seated for Maresca) to schedule this matter for public hearing on **Monday, May 7, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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#### **OLD BUSINESS:**

15. **1563 Asylum Avenue (Elizabeth Park)** - Application (SUP #1321) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of a Special Use Permit to construct a new formalized entrance to Elizabeth Park off of Walbridge Road that includes signage and landscape improvements. (Submitted for TPZ receipt on March 5, 2018. Required public hearing scheduled for April 2, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Prestage; Second/Gomes) (Gomes seated for Vacancy) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.

- c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by April 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

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#### **TOWN COUNCIL REFERRALS:**

16. **Resolution Authorizing the Execution of an Easement in Favor of Eversource Energy-**  
(Town Council Receipt on March 27, 2018. TPZ receipt on April 2, 2018.)

After a detailed review of the proposed resolution, the TPZ acted by unanimous vote (5-0) (Motion/Maresca; Second/Gillette) (Gillette seated for Vacancy) **to RECOMMEND APPROVAL** of the subject resolution.

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#### **ANNUAL MEETING:**

17. TPZ election of officers, selection of committee representatives, and approval of rules and regulations.

*Tabled to next regularly scheduled meeting*

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**ADJOURNED: 8:22 P.M**

#### **TOWN PLANNER'S REPORT:**

#### **INFORMATION ITEMS:**

#### **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, May 7, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, June 4, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, July 9, 2018 @ 7:00 P.M.

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”***